

6.20 - I-2 HEAVY INDUSTRIAL DISTRICT

6.20.1 INTENT:

The I-2, Heavy Industrial District is intended to provide areas in which the principal uses permitted are manufacturing, wholesaling, or warehousing and which are accessible to major transportation routes. The regulations of this district are designed to minimize the adverse impact such uses may have on nearby districts.

6.20.2 PERMITTED USES:

Within the I-2 Heavy Industrial district, the following uses are permitted:

6.20.2.1 All uses permitted in the I-1 Light Industrial District, including the outdoor storage of goods and materials;

6.20.2.2 Any manufacturing process which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, or other objectionable conditions; and

6.20.2.3 Railroad yards.

6.20.3 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as special exceptions as provided by Section 15.4:

6.20.3.1 All Special Exceptions permitted in the I-1 Light Industrial District;

6.20.4 MINIMUM STANDARDS:

6.20.4.1 Front Yard:

The minimum depth of the front yard shall be as follows:

<u>Type Street</u>	<u>Setback</u>
Arterial	60 feet
Collector	45 feet
All Other	25 feet

6.20.4.2 Side Yards:

The minimum depth of the side yard shall be twenty-five (25) feet, except:

- A. Where adjacent to any residential zone, in which case the setback shall be forty (40) feet.

6.20.4.3 Rear Yard:

The minimum depth of the rear yard shall be twenty-five (25) feet, except:

- A. Where adjacent to any residential zone, in which case the setback shall be forty (40) feet.
- B. Where adjacent to a railroad right-of-way, in which case there shall be no required setback if such is needed to obtain desirable rail service.

6.20.5 HEIGHT REGULATIONS:

Not restricted except as provided in Subsection 6.20.3.

6.20.6 PROTECTION FOR SURROUNDING AREAS:

The following site design considerations shall be required to reduce potentially adverse impacts by the industry:

6.20.6.1 All parking shall be located outside of the required front yard with the exception of thirty (30) or fewer visitor parking spaces;

6.20.6.2 All site design work shall be done by a state-certified architect, engineer, or surveyor;

6.20.6.3 All transportation, storage, and use of hazardous material shall comply with the Federal Environmental Protection Agency (EPA) and Tennessee Department of Health and Environment regulations; and

6.20.6.4 The City Engineer may require additional submittals to evaluate on-site and off-site stormwater drainage controls and traffic improvements.

6.20.7 APPEAL PROCESS:

If the developer believes that the staff-determined requirements are unreasonable, an appeal may be submitted to the Planning Commission for relief. The developer and the appropriate staff shall submit in writing their disagreements and justifications and present the same to the Planning Commission at its earliest convenient meeting. The decision by the Planning Commission shall be included fully in the minutes.

6.20.8 SITE PLAN APPROVAL:

All development and redevelopment must meet the provisions of Article V, SITE PLAN APPROVAL PROCESS